

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		BRATTLE ST, ARLINGTON

## OWNERSHIP

Owner 1:	LU HONGFAN & GUO BIN			
Owner 2:				
Owner 3:				
Street 1:	40 BRATTLE ST UNIT 9			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	UZGIN ALEX V & DECKER HOLLY J -		
Owner 2:	-		
Street 1:	40 BRATTLE ST UNIT 9		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2007, having primarily Clapboard Exterior and 2102 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	751,600			751,600
Total Card	0.000	751,600			751,600
Total Parcel	0.000	751,600			751,600
Source: Market Adj Cost	Total Value per SQ unit /Card:		357.56	/Parcel:	357.56

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	751,600	0	.		751,600		Year end	12/23/2021
2021	102	FV	737,900	0	.		737,900		Year End Roll	12/10/2020
2020	102	FV	724,200	0	.		724,200	724,200	Year End Roll	12/18/2019
2019	102	FV	705,400	0	.		705,400	705,400	Year End Roll	1/3/2019
2018	102	FV	638,800	0	.		638,800	638,800	Year End Roll	12/20/2017
2017	102	FV	539,300	0	.		539,300	539,300	Year End Roll	1/3/2017
2016	102	FV	539,300	0	.		539,300	539,300	Year End	1/4/2016
2015	102	FV	515,100	0	.		515,100	515,100	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

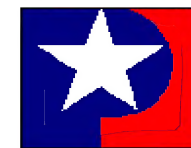
## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

VERIFICATION OF VISIT NOT DATA \_\_\_\_\_



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	37524
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

	Name
D Mann	
B Rossignol	

**APPRAISED:**

<b>Total Card /</b>	<b>Total Parcel</b>
<b>751,600 /</b>	<b>751,600</b>

Parcel  
351 600

**USE VALUE:**

**751,600 /**

**751,600**

**ASSESSED:**

**751,600 /**

**751,600**

## EXTERIOR INFORMATION

Type:	8	- Condo TnHs.
Sty Ht:	3	- 3 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	2	- Clapboard
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	YELLOW	
View / Desir:		

## GENERAL INFORMATION

Grade:	B-	- Good (-)
Year Blt:	2007	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G11	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	2		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	15	- H.V.A.C	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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